

## **Minutes of the Rosedale Master Homeowner's Association Board Meeting**

**January 11, 2024 – via Zoom**

This is a recap of the January Rosedale Master Homeowner's Association Board meeting held Thursday, January 11, 2024 via Zoom. It is not the official minutes of the meeting, but rather a recap to provide additional information of the discussions during the meeting to better inform Rosedale residents. Additional information can be found by viewing the committee reports found on the Rosedale Homeowner's website.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingraffia at 2:02 PM. Notice was posted in accordance with Florida State Statute 720. Including board members and Resource Property Management, 31 people were in attendance.

**Directors Present:** President – Peter Ingraffia, Vice-President Sigrid Seymour, Secretary – Chuck Allen, Directors Ed Mazer, Rich Toscano and Brian Fischer. Treasurer – Bob Eisenbeis was unable to join the start of meeting but attended later in the meeting.

**Approval of BoD Meeting Minutes December 14, 2023:** Ed made a motion to approve the December 14, 2023 minutes. Sigrid seconded the motion. All in favor; motion carried.

### **President's Report – given by Peter Ingraffia:**

1. Peter reminded everyone of the upcoming Annual Meeting. It will be March 18, 2024, in-person, at the Bayside Community Church (same location as last year's meeting) beginning at 6:00 PM. Additional information will be forthcoming as to when the doors will open for registration; however, please note this date on your calendars. Several CC&R changes / updates will be on the ballot for decision, as well as 3 board positions. Notices will be going out in January for interested candidates to submit resumes.
2. Regarding the CH6 lawsuit, we learned at the end of December that CH6 has prevailed over the owners seeking to eliminate the mandatory club membership. As a result, it's expected that the status quo of mandatory club membership will remain in effect.

As this relates to the Master CCR's, the amended and restated 2015 CCRs and all subsequent amendments remain in place, and the tacked on mandatory membership restrictions in the 2012 supplemental declaration is considered in force. So, in effect, the Master Association's 2015 CCRs and subsequent amendments are all unaffected, save the new order in favor of the Club that mandatory payments by affected homeowners remains in place.

The entire order is on-line for any interested parties to read at your leisure.

3. The board has hosted two special meetings in the past month:
  - a. On Dec. 18 we held a special Board meeting along with legal representation to determine the feasibility of asking the membership to engage in a lawsuit with multiple parties regarding possible infrastructure deficiencies from turnover. After

several weeks of reviewing documents and in concert with legal advice, the Board decided the real expense of such an action compared to the unknown of any settlement was not in the best interest of our members. The December minutes and recap go into greater detail for anyone interested.

- b. On January 8 we held another special Board meeting regarding potential CCR changes. A recap of this meeting has been sent out to residents unable to attend the meeting, and Ed will go into more detail when he presents the activities of the Community Standards Committee. Item of note is we asked Robert Todd, our Association attorney, to explain the process of enacting amendment changes. These details are in the meeting recap as well.

### **Treasurer's Report – Peter Ingraffia:**

With Bob gone, Peter gave the report. Through December, total assets are \$1,428,781, with \$1,293,857 in reserves, \$92,539 in operating cash, and \$7,578 in other assets, of which \$7,378 are delinquent fees.

Overall, we are under budget at this time. Exact details can be found on the Rosedale homeowner's website under the Governance tab, Committee Reports for December.

### **Committee Reports:**

#### **Roads Committee – Tom Tangney reporting:**

Tom requested a motion to approve \$10,250 for the Q1 2024 pressure washing cleaning contract. This contract runs through 2024. The work plan is underway but will include areas that need attention in the Legacy neighborhoods. If additional funding remains, other identified areas will be cleaned. Chuck moved to approve this expense. Rich seconded. All in favor; motion carried. This will be a regular 2024 budget expense.

Tom requested a motion to approve up to \$8,500 to stabilize and potentially jack up a leaning pillar at the North Bridge entrance. Cost could be as little as \$2,500 if the risk to right the pillar is too great and might crack it. If company feels they can right the pillar, then they will jack it up and put support pins beneath it, and that raises the cost to \$8,500. The company won't know exactly what they can do until they get out there and start digging around the pillar to assess the situation. Another bid is pending from ANJ, but it is not expected to exceed \$8,500. Chuck moved to approve this expense up to \$8,500. Peter seconded. All in favor; motion carried. This will be a reserve expense.

Tom also reported that ANJ would also be submitting an estimate to repair two potholes on 88<sup>th</sup>.

Several mailbox station lights are not functioning properly. The solar panels have been cleaned, but that has not helped the situation. The lights were installed almost two years ago and are out of warranty. However, the light unit that was installed on the Malachite station by Lenar has performed very well. Tom has found the same fixture and it is compatible with the support posts we have in place currently. Light will have the option to be on at a lower light

setting, then full brightness when approached, or only on upon approaching the unit. Both options will extend the life of the unit. Tom believes these lights are of higher quality than what was originally placed on the mailbox stations, although they will not cost as much as the other lights. Tom requested a motion to approve \$1,250 to purchase lights for replacement of all the mailbox stations with the old lights. Rich moved to approve this expense. Brian seconded. All in favor; motion carried.

Tom stated that a request had come in to expedite the replacement of the guest/resident signs at both gate entrances independently of the current sign project being pursued. Project has been given to our current sign vendor, Lykins, who accepted the project. Tom cautioned that expediting would not necessarily mean a quick turn-around, as these signs are custom and will require special handling. However, work is in progress.

Tom stated the committee would be marking sidewalk and curbing in the next several weeks in preparation for Yoder concrete to begin replacement/repair work, so residents should not be alarmed if there is spray paint on sidewalk sections or curbs.

**ARC Committee – Peter Ingraffia reporting:**

The committee met twice in December, and Peter stated that 19 requests had been reviewed in December, down significantly from the 37 requests in November. Peter stated this was normal given the holiday season. Two items remain on the under-review list.

Committee revised the tree guidelines to better align with recent Manatee County changes. The county has made changes over the past several months, and ARC committee is attempting to keep in line with those changes. The Community Standards Committee is also recommending a CC&R change to a tree standard. If this is approved, ARC will update the requirements again.

**Landscape Committee – Sigrid Seymour reporting:**

Sigrid had three funding requests:

1. Sigrid moved to approve \$2,250 to Brightview to remove existing viburnum hedges and replace with same along the Malachite wall. This is a planned 2024 budget item. Peter seconded. All in favor; motion carried.
2. Sigrid moved to approve \$850 to Terry’s Tree Service to trim the queen palms along Malachite. They have many dead or dying fronds that are striking cars and trucks as they drive by. Chuck seconded. All in favor; motion carried.
3. Sigrid move to approve \$1,600 to Ace Stump Grinding for an emergency tree removal. A pine tree near the SR70 gatehouse exit was blown down during a recent storm and needed removed. Ace came in and cleaned up the area. Peter seconded. All in favor; motion carried.

From December’s approvals: The podocarpus plants have been planted at the 44<sup>th</sup> Ave. gatehouse that will now screen the AC equipment and garbage can. The paver project for the

dog park and 44<sup>th</sup> Ave. gatehouse area is completed. The two park benches have been installed at the Tobermory roundabout quadrants. Pine straw has been placed throughout the community.

Chuck asked if the committee was aware of the condition of podocarpus plants screening equipment by the Hotwire shed – several were looking like they may be dying. Committee is aware and watching to see if plants will recover or need replaced.

Chuck stated that there was nothing new to report for irrigation, other than Teal has been busy making repairs to all the breaks that occurred over the holiday week!

### **Storm Water Management Committee – Gary Schaefer reporting:**

Gary provided an update on the recent meeting with JR Evans regarding the final engineering, permitting, bid assessment and construction observation for Options 1 or 7 to address the 88<sup>th</sup> St. E flooding issue. As this project moves forward, next step is to have JR Evans prepare the proposal materials for presentation to property owners, regulatory agencies if needed, and CH6. This portion of the project would cost \$9,000.

Dave Kuchinski had asked to speak to this issue prior to the board voting on any proposal. Dave stated he was aware of the history of the flooding issue on 88<sup>th</sup> St. However, he had several concerns he asked to be addressed:

1. He was of the understanding that a town hall meeting would be offered to explain this situation with residents and get input from affected residents.
2. He asked why original option 3 was not being considered, as it was the least costly option that JR Evans had proposed. He did not think committee should throw out #3 without further discussion / evaluation.
3. He was concerned with option 1 proposal dumping water back into the basin system, and asked if the integrity of that system had been analyzed to determine if it could handle the increase water, as well as being routed across a homeowner's driveway.
4. Option 7 was the most expense proposal and relied on cooperation and assistance from CH6 for easements

Brian stated that there was concern with option 3 with potential house foundation issues. Gary stated that the area between these houses was very narrow for a construction project and could potentially create a problem. He stated that an integrity test of the basins had not been done, but that would be part of the determination process moving forward. Regarding the homeowner's driveway, Gary stated work would be re-routed and not go across that driveway if that option were selected. As with all the proposals, they are just that – initial potential solutions – and the ones selected will all need further vetting.

Regarding a potential town hall meeting with JR Evans, Gary stated the proposal would include such a meeting with residents with JR Evans present.

Rich asked if these proposals had been discussed with CH6. Gary stated that the plan was for JR Evans to develop the materials and details to make a presentation to CH6.

Dave asked if JR Evans had provided any evidence of concerns on option 3. Gary responded that they had not, but they were still working through the scope of work, which would provide more details and analysis. This next stage will look at things under the ground – sewer, water, gas, and electric lines, easements, and actual construction work needs.

Dave asked if the committee was only looking at options 1 or 7. Gary said at this time, yes, but again, lots to be worked through with regulatory, property owners and CH6.

With discussion completed, Sigrid moved to approve \$9,000 to JR Evans to prepare the presentation materials. Ed seconded. All in favor; motion carried.

Gary stated that he was working with JR Evans to have preliminary engineering services for Eastwood Park for the next board meeting.

Gary stated that the committee is working the consultant, Passarella, and Crosscreek on a revised proposal for treatment and removal of significant invasive vegetation in the Red and Blue areas previously treated. The Green area will be treated with herbicides only. Board approved \$33,000 last month for this project. Expected cost will be an additional \$900. Committee proposes payment as planned from the 2023 budget and the excess to come out of planned 2024 budget. Crosscreek has submitted a future maintenance bid of \$13,900 for all areas. Committee will consider, as well as get additional bids for ongoing maintenance.

Gary reported that JR Evans has provided a written report documenting their agreement with Storm Water Committee's (SWC) position that Dry Pond #5 is oversized and unnecessary. Currently, SWC is not asking for further work on this task. Committee is exploring the option of submitting a permit modification with SWFWMD that would include Dry Pond #5, swales, and potentially Eastwood Park all at the same time.

### **Community Access Committee – Rich Toscano reporting:**

The radar was put out only twice in December due to the holiday season. Only 1 speeder was identified; the report was given to the compliance committee.

As reported last month, the committee has now transitioned all aspects of the speed enforcement program from a resident volunteer obligation to being handled by Allied Universal Security. Rich and George Keys met with Paul LaGrant, the Allied site supervisor, for training on the extrapolation of data from the portable radar, generating the report, and expectations when he attends the fining hearings. Paul attended his first fining hearing on January 5, 2024.

Rich stated that a question had been raised by a resident at the hearing committee concerning the training and certification on the radar system. Rich has exhausted all attempts to contact the resident with certification and training verification information, as there have been no replies to email or phone messages.

Rich reported an uptick in requests for access into the Dwelling Live system from residents. There may be a software glitch that the company needs to evaluate to resolve these issues. Committee has been in contact with them but is experiencing some difficulty in connecting with the proper personnel. Paul Taylor is taking an active role in following up on this issue. Peter

stated that if this needed escalated to more senior personnel within Frontsteps, he would be happy to help.

As reported last month, the improved leasing process has been announced and posted on the website. Rich has already received the new documents and everything appears to be working well. Forms are legible with all needed information and flowing smoothly through the process. Local HOA's are also being notified as well.

During the month of December, the committee processed 38 requests, 26 of which were related to leases, access, warranty deeds and barcodes and 4 for gate malfunctioning or damage issues, with the remaining requests handling the speed program, gate security meetings, and support for the communications and compliance committees.

**Communications Committee: Ed Mazer reporting:**

Ed reported that the committee responded to 18 Contact Us requests and he personally responded to 75 emails. There were 3 new homeowners who were welcomed into the Rosedale community by the Welcome Representatives with welcome packets. The website has been updated for the various committees and the CC&R proposed changes with residents comments.

**Lighting Committee – Chuck Allen reporting:**

Holiday lighting has been removed for the season. The landscape lighting approved in December is being started on Thursday, January 11<sup>th</sup> and should be completed by the end of the week.

**Community Standards and Practices – Ed Mazer reporting:**

As mentioned in Peter's President's report, the community standards committee participated in the January 8, 2024 Town Hall meeting. Ed provided an overview of the history of past changes, commitments to improve the process for 2024, and the efforts to gain input from the community on what they felt important to review. Ruth Plant, TJ Hicks, and Scott Boyd of the committee spoke to each proposal and provided rationale and insights into the proposed CC&R changes. As a result of this meeting and various points brought up by attendees, the committee went back and fine-tuned several of the recommended changes. These changes were noted in the recent town halls meeting recap sent out to residents, and the changes have been made on the Rosedale Homeowner's website. Ed encouraged resident to read the recap and view the website for additional insights and information. As previously noted, the board is not recommending residents vote any specific way other than what they feel is best for the community.

**Compliance Committee – Fred Booth reporting:**

Fred provided a report of the Hearing committee, which met January 5, 2024. Of those with November speeding violations, one resident appeared before the committee. He had questions about the operation and maintenance of the radar equipment. The committee asked Mr. LaGrant of Allied Security who is implementing the radar program to follow up on this request. As noted above, Rich Toscano of the access committee has been attempting to contact this individual. The committee also received a written letter from a resident concerning their fine. After

consideration, the committee affirmed all the fines approved by the board in the December meeting.

The compliance committee met on January 9, 2024 and reviewed the December speeding list received from the Access Committee. As previously stated, only one speeder was identified for December. Fred recommended the board assess 1 - \$25 fine for this individual per the speed infraction guidelines. Peter moved to waive the reading of the names of the speed violators; however, addresses would be published in the official meeting minutes. Rich seconded. All in favor; motion carried. Peter moved to approve the committee's recommendation for the \$25 fine. Ed seconded. All in favor; motion carried.

Fred reported the planned January visual audit is being delayed until February due to the new Vantaca reporting system being rolled out by RPM not functioning as planned. Committee is moving audit back to ensure new system is up and running properly.

Compliance will work with Paul Taylor to get trained in the new system. It is expected that the new system will enable compliance and Paul to keep better track of compliance dates.

The committee approved a fine of \$50/day for the individual that has failed to remove a sign as required. Individual was sent original notice in October, with a second notice on November 2<sup>nd</sup>. A final notice was sent on December 14, 2023 with instructions that if signage was not removed by December 21<sup>st</sup>, the \$50/day fine would ensue. Individual did not comply until several days ago. Peter moved to approve the fine for the number of days not in compliance. Chuck seconded. All in favor; motion carried. Paul will send violation notice to this individual. It was noted that this individual now may a different sign/flag in their yard. Paul will investigate and send a separate violation notice for this incident if this is the case.

The committee also stated that a homeowner on 97<sup>th</sup> St. Circle East be sent a final notice for cleaning their roof. If not cleaned by February 2, 2024, a \$50/day fine will be enacted and remain until cleaning is complete. This owner has been sent numerous letters asking that the roof be cleaned but they have been ignored. Chuck asked how this could be happening – it appeared in both of these last two examples that the compliance timeline process is not being followed. It is important that the timeline / process be followed so we are consistent throughout the community. Paul will review with committee and ensure process is followed. A recommendation was made to look at the wording on the violation announcement letters to ensure both request for fixing situation as well as potential consequences of not doing so are clearly outlined. Chuck will work with Paul to ensure this is done.

#### **44<sup>th</sup> Ave. and Lena Road Project Committee - Fred Booth reporting:**

The 44<sup>th</sup> Ave. extension continues eastward and currently the bridge-building over I-75 has begun with pile driving supports. Work on the east side of I-75 has begun with clearing of trees, moving dirt, and pile-driving supports over the water behind the 13<sup>th</sup> tee box. There will be no work done at night on the land section of work; however, when the time comes for bridge installation over I-75, that will entail night work.

The committee's meeting with county public works and Chad Butzow is being planned for late January / early February.

**Insurance Report – Brian Fischer reporting:**

The board approved the renewal of the property insurance coverage during the January 8, 2024 meeting. The revisions approved by the board have been sent to the insurance agent with a request to add and bind coverage. We are currently waiting for receipt of revisions to be reviewed, then they can be signed by the Master HOA President.

Brian reported that the next renewal for the Association is the Directors and Officers (D&O) insurance. A quote has been received for \$2,942 that has the same coverage limits as last year and covers us through October 15, 2024. Shorten date is the attempt to get policy to run concurrent with the renewal of the association's umbrella policy. This will make it easier and more efficient to maintain and review our policies on a timely basis. Coverage cost is as expected and included in the planned 2024 budget. Brian moved to approve the expenditure. Peter seconded. All in favor; motion carried.

The RCC is planning an upcoming presentation by HOA Agent Dan Dierdorf with BK Partnres, Inc. to educate local HOA's on the various insurance types and needs. Meeting will take place February 13 via Zoom for local HOA board members. Committee intends to be present to assist as requested by the RCC.

**Manager's Report - Paul Taylor reporting**

ACH Payments

ACH Debits to owners have not been processed. They have been purposely delayed out of abundance of caution due to the new system issues that have arose. When the file was created and sent to RPM for review, the team found numerous errors. Team is working with Vantaca to determine status, but decided to delay the process rather than have incorrect amounts debited. This mater will be resolved shortly.

Peter asked if RPM has sent any communication to Rosedale residents on this situation. This needs to be communicated to ACH users directly. It is unacceptable that this is not being done.

Vantaca Roll-over

RPM is in the process of uploading Association files into Vantaca. Once uploaded, they will distribute portal keys to homeowners to provide access to their accounts. This process should be completed by the end of January. Once residents receive their portal key, it is important that they login to their accounts, establish their password, and ensure their personal information is correct, including email and phone numbers.

Peter asked again if any of this information has been communicated to Rosedale residents. This is first he had heard of this situation; early reports were that the system would be converted over January 1<sup>st</sup> and up and running. Now it's not. Its putting a strain on committees to get their information for meetings, as it was originally secured from One Source and that's been shut off,



while the Vantaca system is not accessible. Training was supposed to have been conducted for board members and key committee personnel, yet that has not been done either. It is unacceptable that the residents are not informed of what is happening. He asked that Paul convey this concern with senior leadership and set up a meeting with them ASAP.

### 2024 Statements

Statements for 2024 were mailed to residents late December / early January. Residents who did not receive their statements can email Paul at [ptaylor@resourcepropertymgmt.com](mailto:ptaylor@resourcepropertymgmt.com) or call the RPM office at 941-348-2912 to get a copy of your statement. Paul stated that if he does not respond to an email to please call the office, as the email may have gone to spam.

### Annual Meeting

As noted, Rosedale's annual meeting will be Monday, March 18, 2024 at 6 PM at Bayside Community Church at 15800 SR64 E in Lakewood Ranch. The first notice of this meeting will be mailed to all homeowners on January 17<sup>th</sup>. Along with this notice will be a notice of intent to be a candidate for the board of directors. If any resident wishes to run for the board, this notice must be filled out and received by RPM no later than February 7, 2024. Potential candidates are encouraged to submit an information sheet on themselves that will be included in the second mailing to residents that will include candidates, CC&R proposed changes, proxy, and ballot information. Deadline for the candidate information sheet is February 12<sup>th</sup>.

### Ballots and Proxies

In the past, instructions for filling out proxies and ballots has been confusing to many. RPM and the standards committee are working on providing a simpler form to avoid confusion.

### Electronic Voting

We are awaiting a revised contract from Get Quorum. Once this contract is approved by legal counsel, residents will begin receiving emails where they can agree to receive their voting ballots electronically. This will not only make our election and annual meeting run smoother but will also reduce mailing costs in the future.

### Other

- Rayco Electric will be installing two outdoor electrical outlets by the 44<sup>th</sup> Ave. gatehouse pillars. These outlets will be used to power planned landscape lighting.
- The landscape committee is looking for additional vendors to receive multiple bids on projects. Paul is currently vetting companies for the committee's review.

With no old business to discuss, and all new business handled during the committee reports, Peter opened the meeting to any resident's questions.

David Rice asked if the existing solar lights on the mailbox kiosks had a warranty. Chuck responded that they had a one-year warranty and we were out the warranty period. David stated he noticed the meeting announcement as he came into Rosedale but wasn't sure what type of meeting was being conducted. He asked about the resident / guest sign upon entering the

gatehouse. Tom responded that this was the sign that was being expedited for replacement. David then inquired about the new Vantaca system and if residents needed access to the system. He understood the need for the board members and committees, but was it crucial for residents to have access. Response was everyone needs access to this system as all homeowner information resides there. While residents may not need access on an everyday basis, they needed access if the need arose. Furthermore, many residents do not have their emails on the system, and this is the system that we will use for electronic voting. So, it is imperative with the access to the new system for residents to confirm existing information and to ensure email addresses are noted.

Ed Serra was concerned with Paul's report on the ACH situation. He had called RPM when his ACH debit was not seen in his account. When he called RPM, he was told ACH had been turned off. Therefore, Ed wrote a check for his maintenance fees so payment would not be late. He stated he still hasn't seen the check clear, and is concerned if the ACH system is turned back on, will it also debit his account, effectively double paying. Peter Ingrassia again reiterated to Paul that this needs to be addressed immediately and communicated to Rosedale residents. RPM did not want to deal with a situation of duplicate payments, repaying those duplicate payments, and dealing with all the potential issues this could cause.

Dave Kuchinski asked that Paul's manager's report be included with the committee reports so residents could review prior to the board meeting. Board members agreed and asked Paul to submit his report by the Friday prior to the monthly board meetings so they could be included in the committee packets. Chuck reiterated to the rest of the committees that they, too, needed to be more proactive in getting their monthly reports in sooner. He realized that some committees had their meetings the week of the board's meetings, but those that did not needed to get them in sooner.

Jackie Meehan confirmed that the noted resident in the compliance report did in fact have another flag in their yard. Paul will send notification.

With no more resident comments and all agenda items covered, Ed moved to adjourn the meeting. Sigrid seconded. All in favor; motion passed. Meeting adjourned at 4:18 PM.